



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 8, 2004

SUBJECT: **2004-0766 – The French American School** [Applicant]
Cupertino Union School District [Owner]: Application for a
9.4-acre site. The property is located at **1522 Lewiston
Drive** in a PF (Public Facility) Zoning District. (APN: 323-26-
001) (Negative Declaration):

Motion Use Permit to allow the installation of modular buildings
totaling 3,360 square feet;

REPORT IN BRIEF

Existing Site Former public school site leased to three school/day
Conditions care providers and a dance school.

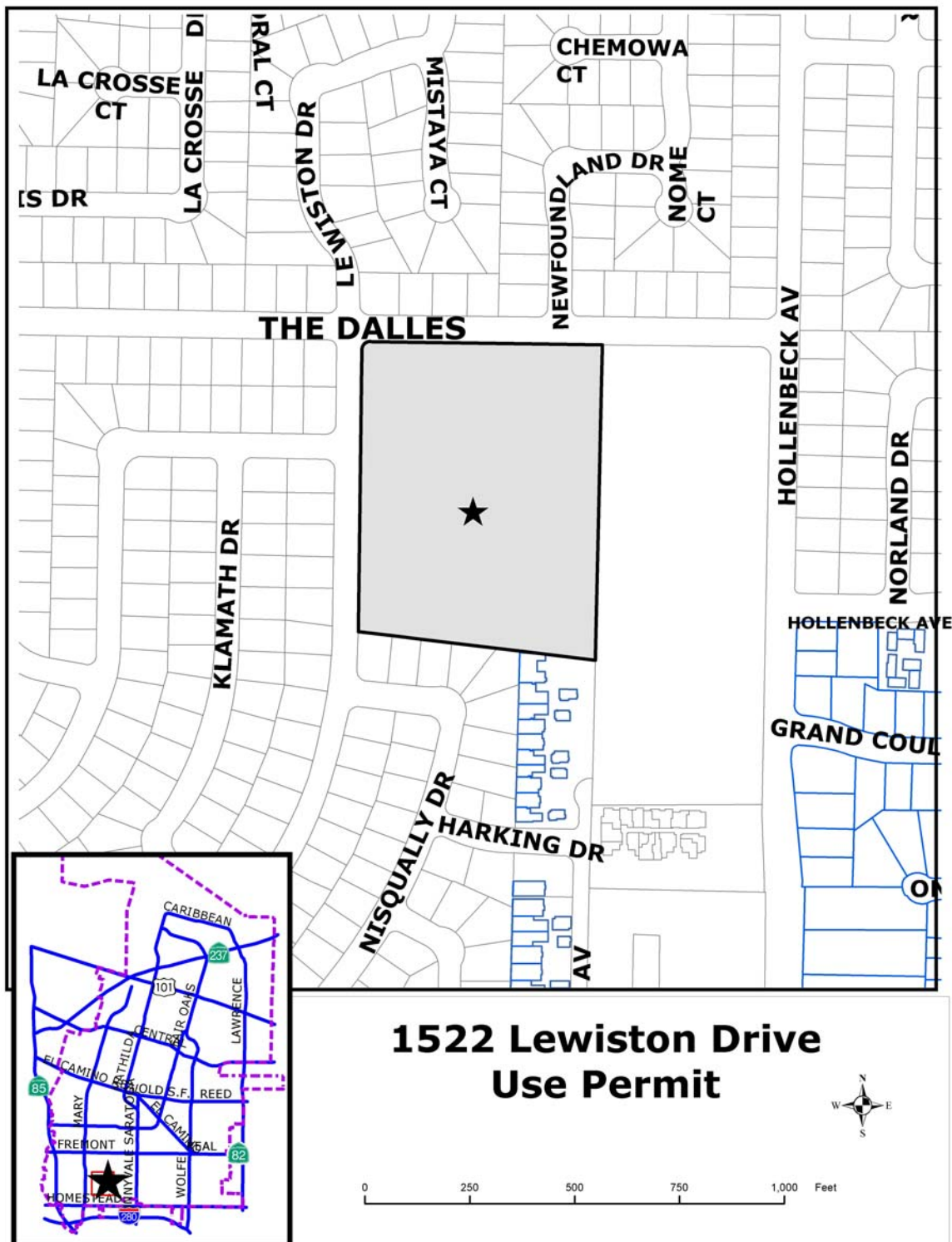
Surrounding Land Uses

North	Low Density Residential
South	Low Density Residential
East	City Park
West	Low Density Residential

Issues Architecture, Neighborhood Compatibility

Environmental A Negative Declaration has been prepared in
Status compliance with California Environmental Quality
Act provisions and City Guidelines.

Staff Approve with Conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	School	School	School
Zoning District	Public Facility	Public Facility	Public Facility
Lot Size (s.f.)	435,600	Same	No min.
Gross Floor Area (s.f.)	34,628	37,988	No max.
Lot Coverage (%)	8%	8%	45% max.
Floor Area Ratio (FAR)	8%	8%	45% max.
No. of Buildings On-Site	5	7	By Use Permit
Building Height (ft.)	16 max.	12 for modulars	30 max.
No. of Stories	1	1	2 max.
Setbacks (facing prop.)			
• Front	60	Same	20 min.
• Left Side	390	Same	4 min.
• Right Side	23	Same	4 min.
• Rear	213	Same	20 min.
Landscaping (sq. ft.)			
• Total Landscaping	263,600	Same	87, 120 min.
Parking			
• Total No. of Spaces	48	Same	85 min.
• No. of Standards	46	Same	N/A
• No. of Accessible	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The applicant proposes an expansion of the French American School of Silicon Valley by adding a three-room modular classroom building and an adjacent restroom building. The proposed facilities would provide needed space for a multimedia library, a technology lab, some administrative office area and a

small conference area. There would be no increase in enrollment as a result of this expansion.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1984-0090	Daycare	Planning Commission/Approved	9/10/84

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

Use Permit

Use: The private school use is existing, it occupies the former Serra School public school site. The application is for expansion of the school facilities. The French American School of Silicon Valley offers classes from preschool through fifth grade. A letter from the applicant with a detailed project description is attached (see Attachment D). The applicant plans to add lab and conference space as well as additional restrooms. No increase in enrollment is proposed with this facility expansion. SMC 19.24.030 requires that all non-public schools in the Public Facility (PF) Zoning District be subject to Use Permit approval.

Site Layout: The existing school campus is oriented towards Lewiston Drive. The proposed single-story modular buildings would be located on the south end of the campus, behind the permanent buildings on site (See site plan, Attachment D).

The following Guidelines were considered in analysis of the project site design.

Citywide Design Guidelines (Site Layout)	Comments
<i>New development shall adhere to the character of the existing neighborhood and be integrated into surrounding development. New development shall not dominate or interfere with the established character of its neighborhood. Site design of projects shall be cohesive both functionally and visually.</i>	The proposed buildings are integrated into the existing campus site plan. The buildings will not be visible from the adjoining public street.

Architecture: The architectural style of the proposed single-story classrooms and restroom structures is representative of typical modular school buildings. They are simple flat-roofed structures with plywood siding with vertical grooves. The siding would be painted light beige, and the trim and doors would be a medium bright blue. Staff finds that the buildings are appropriate for the site and does not recommend any architectural changes for this project.

The following Guidelines were considered in the analysis of the project architecture.

Citywide Design Guidelines (Architecture)	Comments
<i>Buildings shall enhance the neighborhood and be harmonious in character, style, scale, color and materials with existing buildings in the neighborhood.</i>	The buildings would be simple in form and compatible with the other school buildings. The buildings would be single-story and would harmonize with the style and scale of the neighborhood.

Landscaping: There is no additional landscaping proposed with this project. The PF Zoning District requires 20% of the lot to be landscaped. As a result of the large playing field area on the site the total landscaping area for this project is 60%. Staff recommends that some additional landscaping be installed as part of this project in order to soften the plain architecture of the modular buildings.

Parking/Circulation: The parking and circulation area for this project are existing. There is no additional parking proposed for the project, because the applicant is not requesting additional classroom area for increased enrollment. There are 48 spaces provided on-site. The code requires 3 spaces per classroom for grades K through 8. There are currently 8 classrooms associated

with this use that would require 24 parking spaces for this use. The following table indicates a maximum peak parking use for the site for all three uses. Day care facilities require 1 space per employee on the maximum shift and 1 space per 14 children/students. No additional parking has been calculated for the dance school since it mainly draws students from the schools on site.

School	Adult Staff	Students	Classrooms	Required Parking
Delor Montessori	12	75 (infant to K)	N/A	17
Early Horizons Day Care	36	107 (maximum under license infant -10 years)	N/A	44
French American School	N/A	N/A	8 (K-8)	24
			TOTAL REQUIRED	85

It is apparent that there is currently a parking issue on site. As stated under the project description there will be no increase in enrollment as a result of this proposal, so the parking situation would not be exacerbated by this project. However, as a recommended Condition of Approval, staff would require that the applicant conduct a parking and circulation management study and develop a plan for better traffic control for the combined use of the site. To do so will require that the owner of the property, Cupertino School District, be involved to resolve issues that are currently causing issues in the neighborhood. The Condition requires approval of the scope of the study/plan by the Sunnyvale Traffic Division. Approval of the improved measures would be subject to review by the Director of Community Development prior to issuance of permits for this project. Approved measures would require implementation prior to occupancy. Staff is recommending review and adjustment of the program after a three month trial period.

Stormwater Management: Stormwater requirements are not applicable to this project.

Compliance with Development Standards

The proposed school buildings are located a minimum of 80 feet from any property line adjacent to a residential use. The Sunnyvale Municipal Code requires that a use in a PF Zoning District adhere to the zoning standards of the most restrictive adjacent zoning district. The proposed use meets all setbacks and height limits of the adjacent R-1 Zoning District.

Expected Impact on the Surroundings

In staff's opinion, the proposed architecture is consistent with the school site. Also, there is no increase in enrollment due to this project. There will likely be no additional impact to the surrounding area as a result of this project.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Use Permit.

- Findings and General Plan Goals are located in Attachment A.
- Conditions of Approval are located in Attachment B.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 102 notices were mailed to the property owners and tenants within 300 ft. of the project site and interested parties.	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

The applicant held a community meeting on Wednesday, November 3, 2004. City staff did not attend the meeting. The applicant indicates that approximately 20 people attended. There were representatives from the French American School and the Cupertino Scholl District available at the meeting.

Alternatives

1. Adopt the Negative Declaration and introduce and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Staff recommends Alternative 1.

Prepared by:

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Project Planner

Reviewed by:

Fred Bell
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant
- F. Letters from other interested parties

Recommended Findings - Use Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale:

Land Use and Transportation Element:

Policy N1.2: Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

Action Statement N1.2.1: Integrate new development and redevelopment into existing neighborhoods.

Policy N1.3: Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.

There is adequate space on-site for the proposed improvements. The private school provides a desirable option for education in the City. There will not be additional enrollment or traffic as a result of this project. The buildings are modest in architecture and height, and are in character for a school facility in a residential area.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because there is adequate space on-site for the proposed improvements. The private school provides a desirable option for education in the City. There will not be additional enrollment or traffic as a result of this project. The buildings are modest in architecture and height, and are in character for a school facility in a residential area.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

GENERAL CONDITIONS

1. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development. Major changes may be approved at a public hearing.
2. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
3. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
4. The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
5. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
6. Any expansion or modification of the approved use, including enrollment beyond the current capacity of 145 students, shall be approved by separate application at a public hearing by the Planning Commission.
7. Provide a Master Parking and Circulation Management Plan for the combined use of the school site prior to issuance of Building Permits for the project.
 - a. Scope of the study/plan shall be approved by the Sunnyvale Traffic Division. The final management plan shall be reviewed and considered for approval by the Director of Community Development.
 - b. Final approved requirements of the Plan shall be put into practice prior to occupancy of the project.

- c. Upon a three-month trial of the Plan, the City may adjust requirements to improve parking and circulation.
- 8. A landscaping plan shall be submitted to the Director of Community Development for review and approval. The plan shall include planting materials to soften the architecture of the proposed buildings and an irrigation plan for long-term maintenance.